137.0	0002	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,004,400 /	1,004,400
USE VALUE:	1,004,400 /	1,004,400
ASSESSED:	1,004,400 /	1,004,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALLAS ANTHONY H & MATILDA
Owner 2:	
Owner 3:	
Street 1:	5 VENNER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Brick Veneer Exterior and 2943 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6993.000	494,300		510,100	1,004,400
Total Card	0.161	494,300		510,100	1,004,400
Total Parcel	0.161	494,300		510,100	1,004,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.24 | /Parcel: 341.24

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87925
GIS Ref	
GIS Ref	
Insp Date	08/31/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 137.0-0002-0009.A

!10613!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	494,300	0	6,993.	510,100	1,004,400		Year end	12/23/2021
2021	101	FV	467,100	0	6,993.	510,100	977,200		Year End Roll	12/10/2020
2020	101	FV	466,300	0	6,993.	510,100	976,400	976,400	Year End Roll	12/18/2019
2019	101	FV	389,200	0	6,993.	538,500	927,700	927,700	Year End Roll	1/3/2019
2018	101	FV	389,200	0	6,993.	396,800	786,000	786,000	Year End Roll	12/20/2017
2017	101	FV	388,200	0	6,993.	379,800	768,000	768,000	Year End Roll	1/3/2017
2016	101	FV	388,200	0	6,993.	351,400	739,600	739,600	Year End	1/4/2016
2015	101	FV	348,400	0	6,993.	294,700	643,100	643,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:02:09

LAST REV

Date	Time
09/12/17	15:52:41
ekelly	

USER DEFINED

Prior Id # 1:	87925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10613

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WASHINGTON ST.	22137-146		6/19/1992		225,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2057	Re-Roof	34,785	C				
2/5/2007	76	New Wind	53,589			G8	GR FY08	
6/1/1994	241	Manual	11,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	345	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
11/12/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6993		Sq. Ft.	Site		0	90.	0.81	10			Med. Tr	-10					510,130						510,100	

Total AC/HA:	0.16054	Total SF/SM:	6993	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	510,130	Spl Credit		Total:	510,100

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED W/BROWN BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11443734
Const Adj.:	1.04565299
Adj $ / SQ:	157.317
Other Features:	127000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	639244
Depreciation:	144917
Depreciated Total:	494328

COMMENTS

LOC=HIGHWAY. SCUTTLE. FRPL IN EFP
BOARDED UP. OF=SINK IN BMT, WETBAR
SINK IN KIT. & XTRA SINK IN MBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

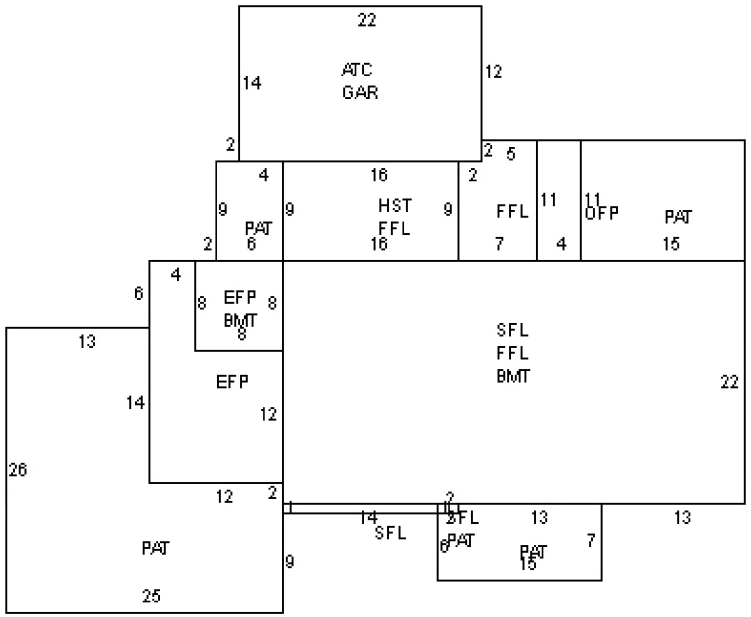
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.05
Special Features:	0	Val/Su Net:	106.37
Final Total:	494300	Val/Su SzAd	218.64

SKETCH



SUB AREA

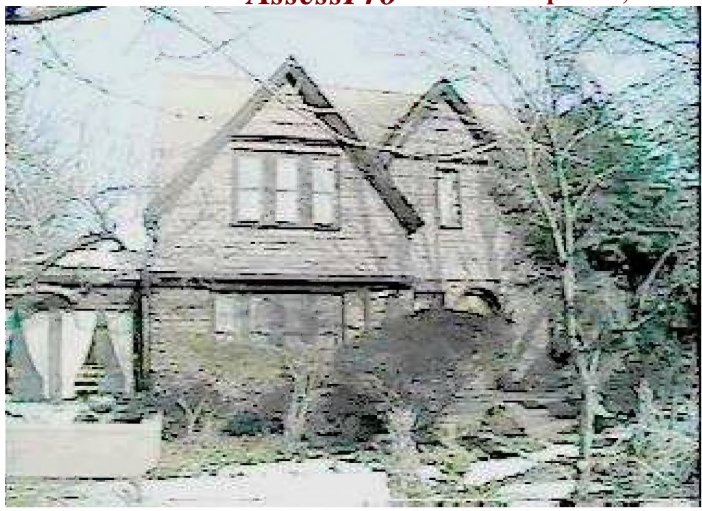
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,141	157.320	179,499
BMT	Basement	988	77.970	77,031
SFL	Second Floor	940	157.320	147,878
PAT	Patio	806	2.840	2,288
GAR	Garage	308	24.170	7,445
EFP	Enclos Porch	240	40.330	9,679
ATC	Attic	108	157.320	16,959
HST	Half Story	72	157.320	11,327
	Net Sketched Area:	4,647	Total:	454,130
Size Ad	2260.8	Gross Area	4919	FinArea 2943

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 137.0-0002-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	